



207 Garratt Lane
London, SW18 4DS

Excellent Neighbourhood Restaurant/Cafe Lease for Sale in Wandsworth

- Wandsworth Neighbourhood Location
- Nearby Independent Cafe and Restaurant Operators
- Strong Local Resident Footfall
- Kitchen Extract in Situ
- Approx 16 covers

207 Garratt Lane, London, SW18 4DS

Summary

EPC Rating Upon enquiry

Description

The restaurant is laid out over ground floor and basement and is fully fitted to a good standard as an Indian street food and tiffin box eatery, able to accommodate approximately 16 covers. There is extraction in the kitchen which is located in the basement, and cooking is done with electric supply.

Location

The premises is located on a good position on Garratt Lane in Wandsworth, in a busy and thriving spot with a host of independent restaurants and cafes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	350	32.52
Basement	380	35.30
Total	730	67.82

Tenure

The seller is currently holding over on a 5 year lease from 2018, and the buyer will be granted a new 5 year lease (possibly more by agreement) from completion.

Passing Rent

£19,000 per annum exclusive with the rent on the new lease to be agreed.

Premium

Offers in the region of £65,000 for the lease and F+F.

VAT

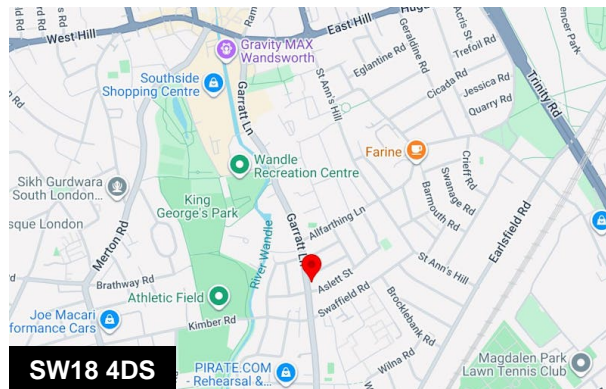
It is understood the building is not currently VAT elected. Rent VAT may be applicable to other figures quoted.

Planning

The premises benefit from Class E planning use.

Holding Deposit

A holding deposit will be required to secure the property.



Viewing & Further Information



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